

**STEEPLECHASE**  
**JANUARY 2021 BOARD MEETING**  
**DATE: 1/5/2021**  
**TIME: 6:00 PM**  
**LOCATION: Zoom Meeting**  
**Minutes**

- I. CALL TO ORDER: The meeting was called to order at 6:04 pm
- II. ATTENDANCE W/ ROLL CALL: Board members David Shibilia, James Gribble, Adam Bell, Darlene Poe, and Jon Nettle present. Homeowners Stacy Owens, Joyce Shibilia, Stephen Phelps, Tom Poe, Justin, Craig Watkins, and Angela Matousek present. Kevin Malburg present representing Stonegate Property Management. Neil Lageman and Jason Noble absent.
- III. OWNER OPEN FORUM:
  - a. There was discussion about two trucks. One on Wynfair and one on Sheffield. The one on Wynfair is the smaller one and people on the street now park on the street to not allow the truck to park near the home as parking has changed on it. They are now parking in the driveway and can block the sidewalk. There is a big duke truck parking down the street on Sheffield and it is much larger.
    - i. Darlene will call Duke about vehicles and if they are allowed to take them home at all. She might make no progress but will also take some pictures of the trucks.
    - ii. The board asked Kevin to send a violation to the person parking the truck in their driveway. Kevin said he would do that. He will need additional pictures to send additional violations if it is still an issue.
  - b. An owner asked about the picnic tables by the gazebo and if they were going to stay there. The board had indicated that was the intention. The board noted the other ones and their locations by the bridges.
  - c. Land between the lakes: Concern about it holding up with all the construction, material, school buses and likely some results of the inspections. Tom Poe has brought this concern up at almost every meeting with the elementary. Kevin noted that this does get inspected. The board asked the last time it was inspected. Kevin noted he had something from two or three years ago and it was expressed that it had been too long if no one has been out there to look at it again.
    - i. Management will request Boone County/Army of Engineers to evaluate the area. Tom would ask about and get contact info for the individual to talk to. No one has said anything about it being approved. Adam might be able to get specs on the bridge.
  - d. Wynfair residents have noted that traffic is bad and people go too fast. There is a need for speed bumps up and down the street with a minimum of two locations. With the homes going in there, is estimated there are 100 extra vehicles. Darlene asked about the Planning Commission. Kevin noted that a lot of things start with Boone County Public and go up from there, but the Planning Commission is a good recommendation. Adam sent an internet link of an option as well to investigate during the conversation.

- e. There is a group in steeplechase that is trying to reach out to media outlets regarding the school board decision. David is one of them and states that they don't agree with the verdict. Part of the issue is not knowing if it is a true decision or if it is only a recommendation since it was held in executive session. The next meeting is important and is scheduled for January 14, 2021 with the new members at 7:30 pm at Ralph Rush.

IV. APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: David moved to approve the minutes and Darleen seconded the motion. The minutes were approved unanimously.

V. MANAGEMENT REPORT

- a. Last Month's financials were e-mailed out to the board on December 10, 2020.
- b. Kevin noted that financials could possibly be delayed a day or two, but the management company is working to have them out by January 10, 2021.
  - i. ii. Current Account Balances
    - 1. Operating Account - 12/29/2020 - \$6,723.90
    - 2. 4 CDs at Victory Bank
      - a. Victory 6 Month \$12,535.44 - 2/27/2021
      - b. Victory 9 Month \$25,410.53 – 2/27/2021
      - c. Victory 8 Month \$25,204.28 – 7/27/2021
      - d. Victory 12 Month \$25,473.61 – 8/27/2021
  - ii. Delinquent Accounts
    - a. Total Resident Outstanding: \$5,490
- c. Management Updates
  - i. Gym Door- Kevin received a note that the door handle is broken. Kevin looked at it and thinks it was broken. It won't lock now or work properly. Charlie Brown is fixing it this weekend.
  - ii. Clubhouse IT – Executive Security will be there on Thursday to set everything up for access now that there is a static IP address.
  - iii. Pool Door Frames – Charlie Brown showed door frames at the pool and recommended that they should probably get replaced soon.
  - iv. Gym Door to Pool – The gym door to the pool was replaced and there was a lock issue. Those have been fixed and keys are now in the gym lockbox.
  - v. Gym Door Replacement – The replacement gym door is on order.

VI. OLD BUSINESS:

- a. Sediment Removal
  - i. Kevin followed up on the sediment removal. Craig is finishing up a project in Dayton. They were slowed down by weather. They are hoping to start in the next week.
- b. 8' Benches - Jason
  - i. Jason is reviewing the options that are available for the honorary bench. Chris has it and should be coordinating with the other board members.
- c. Christmas lights at front entry
  - i. Kevin noted that the Christmas lights at the front entry were not occurring due to the walls being removed for road construction. The lights that were purchased and held by the apartments were distributed to the different entities but the HOA did not keep any due to the condition of what had remained at the time they were able to look at them.
- d. Steeplechase Elementary

- i. Kevin asked if there was any further discussion on the Steeplechase elementary. The main issue is letting people know about attendance at the next meeting. They had an executive session where they would make a recommendation, so it does not sound like anything is official and they have new board members now who should be at the January 14, 2021 meeting. David and Adam were talking about creating a spot to keep things stored and saved from the elementary going in and the communications that they have had with members and the board.
- e. Plaque box near flags
  - i. Kevin met with Charlie about the bulletin board box outside and he thinks he can frame it in the area, so it doesn't stick out from the gazebo as much. Kevin has been waiting until 2021 to put in the order. This will be purchased this month.
- f. Clean up around retention basin (trees, bushes, etc)
  - i. Kevin walked the portions of the retention basin from middle eastern part down to the large bridge with Charlie Brown. Charlie Brown presented what he could do and will complete this weekend. Kevin asked Charlie Brown to move forward.
- g. Fountain and Aeration system at retention basin
  - i. Kevin presented a quote for a fountain that was 10 HP. Based on the electric that is available they cannot go bigger, and Lake Doctors would not recommend going smaller with the size of the lake. Kevin had asked about the merit of a fountain, the health of the lake and if there was a benefit as there is some water and sediment movement that occurs. Aerators would be better, but there is some merit with the size of the fountain. There are two options for lights where you can do multi-color or clear lighting. The total cost on the low end would be around 34k – 35k. For aerators Kevin had Lake doctors review and they recommended that with the current 5 diffusers they should increase to 8. This would mean a new compressor and 3 new diffusers and moving one diffuser to the new compressor. The cost is about 5.2k.
  - ii. The board discussed the options and talked about the new aerator system with the fountains. A couple of community members commented that this might be a large cost that not everyone in the association would like to incur. The board asked Kevin if he had other quotes as someone did a google search and found a fountain at 10 HP that would cost 13k. Kevin asked if it was a commercial fountain but did not get a response. Kevin noted that with the initial cost he did not intend to get more quotes unless the board wanted to pursue this option as viable and is something they would conceivably purchase and install. The board indicated that Kevin should get additional quotes at this time for both fountains and aerators. Kevin said he would reach out and get more quotes.
- h. Sound barrier
  - i. Since this is an issue that is more at the state level Kevin asked the board if they wanted to continue having this on the agenda. The board reviewed this and agreed it could be removed from the agenda moving forward.
- i. Switching to new bank – Pacific Premier Bank
  - i. Kevin stated that they had made the switch and that they were seeing some delays in payments getting posted, but that has been related to issue with USPS as they are seeing payments getting processed for the associations.

- j. Violation Pandemic Letter
  - i. At the previous meeting, the board discussed the additional violation letter and agreed to keep it in place until such time that the pandemic is behind everyone.
- k. Gym adjustments under new state mandates
  - i. The board had discussed that with the gym there were some owners that were not able to use the gym due to only 4 people being allowed in at one time and kids being in there with parents but were not of age to work out. The board referred to legal and have moved forward with no one under the age of 15 being allowed in the gym until state mandates allow more people access to smaller spaces.
- l. Electrical Around Pool
  - i. Kevin noted that he was waiting to get addition quotes for the electrical work that needs to be done to find the short around the pool.
- m. Sheds
  - i. Kevin asked if there was additional discussion on sheds or if this was no longer being discussed. The board indicated that they were not going to discuss this further at this time.
- n. Limb Trimming around walking path.
  - i. Kevin walked with Charlie Brown today out at the property and had him look at a few different items. The first was limb trimming around the walking path. Most of the concerns seemed to be near the clubhouse. He said he would be able to trim up those trees no problem.
- o. Adornment Policy/Administrative Resolution
  - i. Kevin discussed an adornment policy and reviewing different items in the community. The board noted that this was mostly related to commercial vehicles and asked that commercial vehicle information should go out in the newsletter. The newsletter went out shortly before the new year.

## VII. NEW BUSINESS:

- a. Easement Updated Information David and Jon
  - i. The easement group sent over a new agreement on how to pay for the front easement. The agreement is based on the number of front doors and with Steeplechase having more units now and the condo building the numbers would change. Steeplechase has been paying around 38% but will now increase to 42%. Kevin noted that the numbers were accurate on the agreement.
  - ii. David motioned to approve the easement agreement update and Jon seconded the motion. The motion was approved unanimously.
- b. Updating general HOA information
  - i. A resident had commented about the general HOA information on the Steeplechase website. Kevin made sure that everything was updated on the website and said if there is anything that needs to be clarified or edited the board can view it at any time.
- c. RC boats on retention basin
  - i. A resident asked whether RC boats would be allowed in the pond. The board reviewed this and were concerned about noise, which anything noisy seemed to be something very large or gas powered. They were also concerned about how to enforce a rule with RC boats. However, the board is not opposed, but wants to make sure it can be something that is successful.

- ii. Neil had some recommendations that he sent into the board to review:
  - 1. Absolutely no entry into the lake by any person, this needs to be understood as it's a safety/insurance issue. If a boat becomes dead in the water then the individual would need to wait until it drifts to the shore or have another vehicle get it. No boats/canoe/paddle boat etc. by any person or resident.
  - 2. Restrict the time to allow RC boats on the basin to warm months, prohibit in the cold and winter months to be perfectly clear of the hazard.
  - 3. Only electric power boats, no fuel of any type.
- iii. The board requested that Kevin use some of Neil's recommendations and put together a policy that the board could review and edit. Kevin said he would get something together.
- d. Neil stepping down from the board
  - i. Neil Lageman is stepping down from the board. He has purchased a new home outside of the Steeplechase subdivision and is in the process of putting his current home on the market. The board members and management thanked him for his time and commitment on the board. David is going to reach out to a resident and see if she is interested.
  - e. Kevin received a message via Zoom regarding restocking the pond from a board member. Kevin will get a quote for it.

VIII. NEXT MEETING: The next meeting is scheduled for February 2, 2021 at 6 pm via Zoom

IX. ADJOURNMENT: The meeting adjourned at 7:25 pm

